



DEPARTMENT OF THE NAVY  
NAVAL FACILITIES ENGINEERING COMMAND, ATLANTIC  
6506 HAMPTON BLVD  
NORFOLK VA 23508-1278

IN REPLY REFER TO

11011  
Ser AM1/00280  
July 7, 2016

Mr. Steve George  
Dabney Properties LLC  
3409 Bartley Pond Place  
Richmond, VA 23233

Dear Mr. George:

Please find enclosed for your records fully executed original Settlement Agreement and Special Release documents for the following leases:

1. N62470-12-RP-00024 (LI-12263)
2. N62470-15-RP-00057 (LI-13104)
3. N62470-12-RP-00026 (LI-12265)
4. N62470-12-RP-00027 (LI-12266)
5. N62470-12-RP-00029 (LI-12271)
6. N62470-15-RP-00056 (LI-13103)
7. N62470-12-RP-00032 (LI-12274)
8. N62470-12-RP-00039 (LI-12291)
9. N62470-12-RP-00040 (LI-12292)
10. N62470-12-RP-00041 (LI-12293)
11. N62470-15-RP-00054 (LI-13100)

It has been a pleasure having you as a Lessor. If you have any questions or concerns, please do not hesitate to contact Brandy L. Tallaksen, Realty Specialist, at (757) 322-4116, or e-mail: brandy.tallaksen@navy.mil.

Sincerely,

TAMMY S. SADLER  
Real Estate Contracting Officer  
By direction of the Commander

Enclosures

## **Tallaksen, Brandy L CIV NAVFAC LANT, AM**

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**From:** Tallaksen, Brandy L CIV NAVFAC LANT, AM  
**Sent:** Friday, May 20, 2016 9:47  
**To:** 'steve@dabneyproperties.com'  
**Cc:** Buddenhagen, Carolyn L CIV NAVFAC LANT, AM; Sadler, Tammy S CIV NAVFAC LANT, AM; Blackwell, Robin S CIV NAVFAC LANT, AM; McKnight, James Ivan GS11 CNRMA  
**Subject:** 30 June Termination Apartment Units /Non-Renewal Notification 09 July Expiring Leases  
**Signed By:** brandy.tallaksen@navy.mil

Per our conversation this morning, please find below apartment complexes and units covered by the corresponding leases:

1. N62470-12-RP-00024 (LI-12263): Northampton Village (1) Unit - 151-D
2. N62470-12-RP-00025 (LI-12264): Featherstone Apartments (5) Units - 201, 203, 301, 303, and 304
3. N62470-12-RP-00026 (LI-12265): Northampton Village (4) Units -145-A, 158-A, 246-B, and 110-A
4. N62470-12-RP-00027 (LI-12266): Northampton Village (2) Units - 203-A and 231-B
5. N62470-12-RP-00028 (LI-12270): Abbington Landing (3) Units - 13-4, 968-2, and 972-5
6. N62470-12-RP-00029 (LI-12271): Northampton Village (2) Units - 172-A and 178-B
7. N62470-12-RP-00030 (LI-12272): Cambridge Apartments (5) Units - 5109-26G, 5109-4G, 5109-24G, 5124-6 and 5130-13
8. N62470-12-RP-00031 (LI-12273): Abbington Landing (3) Units - 41-2, 43-7, 57-8
9. N62470-12-RP-00032 (LI-12274): Addison (1) Unit - 219
10. N62470-12-RP-00039 (LI-12291): Abbington Landing (1) Unit 25-3
11. N62470-12-RP-00040 (LI-12292): Abbington Landing (1) Unit 51-8
12. N62470-12-RP-00041 (LI-12293): Cambridge Apartments (1)Unit 5108-7

Additionally, please accept this email as a courtesy notification that the Government does not intend to renew the following leases expiring on 09 July 2016:

1. N62470-15-RP-00054 (LI-13100): Cambridge Apartments (1) Unit - 5109-31G
2. N62470-15-RP-00055 (LI-13102): Town Center Aparments (1) Unit - 211
3. N62470-15-RP-00056 (LI-13103): Cambridge Apartments (3) Units- 5109-16M, 5109-21I and 5110-2
4. N62470-15-RP-00057 (LI-13104): Cambridge Apartments (4) Units - 5109-12H, 5109-15E, 5109-17F and 5109-28G
5. N62470-15-RP-00058 (LI-13105): Northampton Village (2) Units 107-A and 145-B

V/r

Brandy L. Tallaksen  
Realty Specialist  
NAVFAC Atlantic AM1  
Work: 757-322-4116 Fax: 757-322-4913  
Brandy.Tallaksen@navy.mil

## **Tallaksen, Brandy L CIV NAVFAC LANT, AM**

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**From:** Tallaksen, Brandy L CIV NAVFAC LANT, AM  
**Sent:** Friday, May 20, 2016 6:59  
**To:** 'heather@dabneyproperties.com'; 'steve@dabneyproperties.com'  
**Cc:** Buddenhagen, Carolyn L CIV NAVFAC LANT, AM; McKnight, James Ivan GS11 CNRMA; Sadler, Tammy S CIV NAVFAC LANT, AM; Hall, Michael J CIV NAVWPNSTA Huntington Hall, N93; Gardner, Raymond F CIV Newport News Huntington Hall, N93  
**Subject:** Termination Notice  
**Attachments:** DABNEY TERMINATION OCT LEASES.pdf  
**Signed By:** brandy.tallaksen@navy.mil

Steve,

Please find attached an advanced copy of the Government's intent to terminate the following leases effective 30 June 16:

1. N62470-12-RP-00024 (LI-12263)
2. N62470-12-RP-00025 (LI-12264)
3. N62470-12-RP-00026 (LI-12265)
4. N62470-12-RP-00027 (LI-12266)
5. N62470-12-RP-00028 (LI-12270)
6. N62470-12-RP-00029 (LI-12271)
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10. N62470-12-RP-00039 (LI-12291)
11. N62470-12-RP-00040 (LI-12292)
12. N62470-12-RP-00041 (LI-12293)

I will be in contact to arrange the final walk-through schedule.

V/r

Brandy L. Tallaksen  
Realty Specialist  
NAVFAC Atlantic AM1  
Work: 757-322-4116 Fax: 757-322-4913  
Brandy.Tallaksen@navy.mil



DEPARTMENT OF THE NAVY  
NAVAL FACILITIES ENGINEERING COMMAND, ATLANTIC  
6506 HAMPTON BLVD  
NORFOLK VA 23508-1278

IN REPLY REFER TO

11011

Ser AM1/00217/LI-12263,  
LI-12264, LI-12265,  
LI-12266, LI-12270,  
LI-12271, LI-12272,  
LI-12273, LI-12274

Mr. Steve George  
Dabney Properties LLC  
3409 Bartley Pond Place  
Richmond, VA 23233

Dear Mr. George:

In accordance with Paragraph 4 of the lease agreements referenced herein, the Government hereby notifies you of our intent to terminate the below listed leases effective 30 June 2016. You will be contacted to arrange walk-through inspections of each unit the week of 27 June 2016.

1. N62470-12-RP-00024 (LI-12263)
2. N62470-12-RP-00025 (LI-12264)
3. N62470-12-RP-00026 (LI-12265)
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11. N62470-12-RP-00040 (LI-12292)
12. N62470-12-RP-00041 (LI-12293)

Your cooperation in this matter is greatly appreciated. If you have any questions or concerns, please do not hesitate to contact Brandy L. Tallaksen, Realty Specialist, at (757) 322-4116, or e-mail: [brandy.tallaksen@navy.mil](mailto:brandy.tallaksen@navy.mil).

Sincerely,

TAMMY S. SADLER  
Real Estate Contracting Officer  
By direction of the Commander

SETTLEMENT AGREEMENT AND SPECIAL RELEASE

THIS SETTLEMENT AGREEMENT AND SPECIAL RELEASE, made effective on the 28<sup>th</sup> day of June 2016, by and between Dabney Properties LLC hereinafter called LESSOR, and the UNITED STATES OF AMERICA, hereinafter called GOVERNMENT.

W I T N E S S E T H:

WHEREAS, pursuant to Lease Number N62470-12-RP-00032, dated 14 October 2012, the LESSOR leased unto the GOVERNMENT One (1), 2-Bedroom/2-Bath, fully furnished apartment identified as Apartment No. 219 Garriss Drive, located at Addison at Hampton, Hampton, Virginia, as more particularly described in said Lease; and

WHEREAS, it is mutually agreed that Apartment No. 219 Garriss Drive, located at Addison at Hampton, Hampton, Virginia, was undamaged when the move-out inspection was completed on the 28<sup>th</sup> day of June 2016.

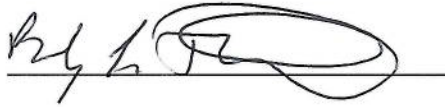
NOW THEREFORE, in consideration of the premises, the parties hereto do mutually agree, one with the other, as follows:

1. That there is no money due by the GOVERNMENT to the LESSOR for the GOVERNMENT's use of said apartment, through the aforementioned date, pursuant to the subject lease.
2. That the LESSOR does for itself, and its successors and assigns remise, release, and forever discharge the UNITED STATES OF AMERICA, its officers, agents, and employees, of and from all manner of actions and claims upon, or by reason of, any matter, cause, or thing whatsoever arising out of the GOVERNMENT's use of said apartment at Addison at Hampton, Hampton, Virginia, through the aforementioned date, pursuant to the subject Lease.


3. That the **LESSOR** does hereby accept the return of the property and assume full custody and control for the aforementioned apartment as of the above date.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed on their behalf.

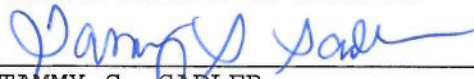
WITNESS

By 

DABNEY PROPERTIES LLC

By   
Title Director of operations

UNITED STATES OF AMERICA

  
TAMMY S. SADLER  
Real Estate Contracting Officer  
By direction of the Commander



# MOVE OUT

## CONDITION REPORT

COMPLEX Addison at Hampton APT # 219STREET Garris Drive, Hampton, VA 23666#BDR 2 #BATHS 2 #OCCUPANTS 2SMOKE ALARM: AREA            /            WORKING: ✓ /           SPRINKLER SYSTEM: YES            NO ✓

## ENTRANCE HALL:

Front Door: PIPFloor NDSCovering VinylWalls PIPCeiling PIPLights NAClosets NAOTHER:           

## PATIO/BALCONY:

Floor ConcreteWalls masoniteCeiling PlasterLights NDStorage Area door PIPOTHER:           

## SOFTWARE

CHECKED: YES or NOMAINTENANCE CONCERNS TO BE COMPLETED BY:            (date)

LESSOR

U.S. GOVERNMENT (AM1-CB)

Date

TBR (To Be Replaced/Repaired) TBP (To Be Provided) NWT (Normal Wear & Tear) DC (Discolored)  
 ND (No damage) N (New) W (Worn, not new) P/P (Patched & Painted) N/D/S (Nicks/Dents/Scratches)

## LIVING ROOM AREA:

Floor NWT  
 Covering Carpet  
 Walls P/P  
 Ceiling P/P  
 Windows/Screens ND  
 Doors N/A  
 Lights Recessed N/A  
 Closets NA  
 Fireplace ND  
 Sofa 1 New  
 Chairs 1 worn  
 End Tables 1 GlasSTOP ND  
 Lamps 1 ND  
 Coffee Table 1 GlasSTOP ND

## DINING AREA:

Floor NWT  
 Covering Carpet  
 Walls P/P  
 Ceiling P/P  
 Windows/Screens ND  
 Doors NA  
 Lights Recessed ND  
 Dinette Table 1 GlasSTOP ND  
 Dinette Chairs 4 ND  
 OTHER: \_\_\_\_\_



## KITCHEN:

Floor Vinyl NDS  
 Walls PIP  
 Ceiling PIP  
 Lights ND  
 Refrigerator NDS  
 Stove/Oven NDS  
 Sink NDS  
 Garbage Disposal WORKS  
 Trash Compactor NA  
 Dishwasher NDS  
 Cabinets NDS  
 Counter Top NDS  
 Windows/Screens NA  
 Doors NA  
 OTHER: microwave NDS

~~in~~ in master BR  
 UTILITY CLOSET (Within Unit):

Floor NDS  
 Covering Vinyl  
 Walls PIP  
 Ceiling AP  
 Lights ND  
 Closets Sliding doors: ND  
 OTHER: w/d NDS

BEDROOM# 1

Location \_\_\_\_\_ (Front/Back/Left/Right from entrance)

Flooring Carpet NWT  
 Walls PIP  
 Ceiling PIP  
 Door mirrored doors P/P  
 Closets mirrored doors N/D  
 Lights Ceiling Fan N/D  
 Windows/Screens ND  
 Beds 1 Q ND  
 Headboards NDS  
 Night tables 1 NDS  
 Lamps 1 Shade Bent  
 Dressers/mirrors 9 holes NDS  
 Full Length Mirrors NA  
 OTHER: \_\_\_\_\_

BATH:

Loc: \_\_\_\_\_ (from entrance) Size: C (master/2<sup>nd</sup>/1/2)

Flooring Vinyl / Carpet  
 Walls PIP  
 Ceiling PIP  
 Tub/Shower NDS  
 Commode ND  
 Sink NDS  
 Vanity NDS  
 Medicine Cabinet ND  
 Mirror(s) ND  
 Lights Overhead ND  
 Exhaust Fan WORKS  
 Accessories TH-ND  
TR-ND  
 Door PIP  
 Windows/Screens NA  
 OTHER: \_\_\_\_\_

BEDROOM# 2

Location \_\_\_\_\_ (Front/Back/Left/Right from entrance)

Flooring Carpet NWTWalls P/PCeiling P/PDoor P/PClosets Mirrored doors! Carpet! NWTLights Ceiling Fan NDWindows/Screens NDBeds 1 Q NDHeadboards NDSNight tables 1 NDSLamps 1 Shade BentDressers/mirrors Choles NDSFull Length Mirrors NA

OTHER: \_\_\_\_\_

BATH:

Loc: Hall (from entrance) Size: \_\_\_\_\_ (master/2<sup>nd</sup>/1/2)Flooring Vinyl! NDSWalls P/PCeiling P/PTub/Shower NDSCommode NDSink NDSVanity NDSMedicine Cabinet NDMirror(s) has PeelingLights Overhead NDExhaust Fan worksAccessories TH - NDTR - NDDoor P/PWindows/Screens NA

OTHER: \_\_\_\_\_

# 219 Garri's

## Housing Unit Furnishings- Minimum Requirements

KITCHEN PER UNIT	LIVING ROOM-PER UNIT
<input checked="" type="checkbox"/> 1 Range/Oven Comb.	<input checked="" type="checkbox"/> 1 Sofa (Min. 72")
<input checked="" type="checkbox"/> 1 Refrigerator min 14 CF (2-person Apts)	<input checked="" type="checkbox"/> 1 Coffee Table
<input checked="" type="checkbox"/> 1 Frost- Free) w/2 Ice Trays or Ice maker	<input checked="" type="checkbox"/> 2 End Tables
<input checked="" type="checkbox"/> 1 Full-sized Dishwasher	<input checked="" type="checkbox"/> 2 Table Lamps
<input checked="" type="checkbox"/> 1 Cutting Board (Min 9"X12")	<input checked="" type="checkbox"/> 1 Occasional Chair per Bedroom**** <i>one</i>
<input checked="" type="checkbox"/> 6 Beverage Glasses (10-12 oz.)	BEDROOM-PER OCCUPANT
<input checked="" type="checkbox"/> 6 Coffee Cups w/Saucers or Mugs	<input checked="" type="checkbox"/> 1 Full Length Mirror per Bedroom <i>closets</i>
<input checked="" type="checkbox"/> 6 Bread/Butter Plates	<input checked="" type="checkbox"/> 1 Double Bed W/Firm Mattress & Foundation****
<input checked="" type="checkbox"/> 6 Dinner Plates	<input checked="" type="checkbox"/> 2 Full/Twin Mattress w/foundation
<input checked="" type="checkbox"/> 6 Cereal/Salad Bowls	<input checked="" type="checkbox"/> 1 Dresser or Chest
<input checked="" type="checkbox"/> 1 Casserole Dish**	<input checked="" type="checkbox"/> 2 Night Stand/Table with Lamp
<input checked="" type="checkbox"/> 1 Serving Platter	<input checked="" type="checkbox"/> 1 Dresser or Chest of Drawers
<input checked="" type="checkbox"/> 2 Serving Bowls	HOUSEHOLD FURNISHINGS
<input checked="" type="checkbox"/> 1 Measuring Cup/Set	<input checked="" type="checkbox"/> 1 Bedspread or Comforter w/Bed skirt
<input checked="" type="checkbox"/> 6 Knives	<input checked="" type="checkbox"/> 1 Mattress Pad
<input checked="" type="checkbox"/> 6 Forks	<input checked="" type="checkbox"/> 1 Blanket
<input checked="" type="checkbox"/> 6 Teaspoons	<input checked="" type="checkbox"/> 2 New Hypo-Allergenic pillows per double bed*****
<input checked="" type="checkbox"/> 6 Soup Spoons	<input checked="" type="checkbox"/> 4 Pillow Cases per double bed*****
<input checked="" type="checkbox"/> 1 Paring Knife	<input checked="" type="checkbox"/> 2 Fitted Sheets
<input checked="" type="checkbox"/> 1 Butcher Knife	<input checked="" type="checkbox"/> 2 Flat Sheets
<input checked="" type="checkbox"/> 3 Serving Spoons/Forks**	BATH-PER OCCUPANT
<input checked="" type="checkbox"/> 1 Utensil Tray	<input checked="" type="checkbox"/> 2 Bath Towels
<input checked="" type="checkbox"/> 1 Set of Cooking Utensils**	<input checked="" type="checkbox"/> 2 Hand Towels
<input checked="" type="checkbox"/> 1 Tea Kettle/ or Stove-Top Coffee Pot	<input checked="" type="checkbox"/> 2 Wash Cloths
8-Cup Minimum	Per Bathroom
<input checked="" type="checkbox"/> 1 Can Opener	<input checked="" type="checkbox"/> 1 Shower Curtain with Hooks
<input checked="" type="checkbox"/> 1 Salt and Pepper Shakers	<input checked="" type="checkbox"/> 1 Toilet Brush/Plunger
<input checked="" type="checkbox"/> 2 Cookware Skillets**	MISCELLANEOUS ITEM-PER UNIT
<input checked="" type="checkbox"/> 3 Cookware Set**	Appliances:
<input checked="" type="checkbox"/> 2 Cookie Sheet/Baking Pans**	<input checked="" type="checkbox"/> 1 Smoke Alarm
<input checked="" type="checkbox"/> 3 Kitchen Towels	<input checked="" type="checkbox"/> 1 Vacuum Cleaner Including All Replacement
<input checked="" type="checkbox"/> 2 Dish Cloths	Bags and Belts Min. Size (10amp or 3hp)
<input checked="" type="checkbox"/> 2 Pot Holders	Household Furnishings
<input checked="" type="checkbox"/> 1 Broom	<input checked="" type="checkbox"/> 1 Mop
<input checked="" type="checkbox"/> 1 Dust Pan	<input checked="" type="checkbox"/> 1 Bucket
<input checked="" type="checkbox"/> 1 Trash Can	<input checked="" type="checkbox"/> 1 Plunger (For Toilet & Drains)
DINING ROOM-PER UNIT	<input checked="" type="checkbox"/> 1 Fire Extinguisher
<input checked="" type="checkbox"/> 1 Dining Table/Dinette	
<input checked="" type="checkbox"/> 4 Dining (Matching) Chairs***	
All of the above items should be in the apartment upon check in, if not notify the NSA Housing Office via your apartment checkin sheet.	
You will be held accountable for all items listed.	